



OFFERING SUMMARY

Lot Size (acres)	1.16
Parcel ID	14-03-2-27-004-0-0000
Zoning Type	Commercial
County	Linn
Frontage	172.00 Ft
Coordinates	42.035826,-91.656428
Lot Size (SF)	50,530.00 SqFt
Traffic Count	23,988.00

PROPERTY OVERVIEW

Premier Ground Lease Opportunity: 1350 Blairs Ferry Road NE, Cedar Rapids, Linn County, Iowa. Seize this outstanding ground lease prospect on a prime ±1.17-acre (±50,750 SF) site in the heart of Cedar Rapids, Iowa. The existing building is being demolished at the owner's expense, for your development plans. This attractive lease arrangement includes an annual base rent of \$120,000, a 10-year primary term, and flexible extension options. Exposure next to a bustling McDonald's quick-service restaurant.

PROPERTY HIGHLIGHTS

- 1.17 Acre Parcel with over 172.5 feet of frontage on primary road
- Zoned S-MC, Suburban Mixed
- 23,988 VPD Traffic Counts on Blairs Ferry Rd NE; 1-Mi from I-380 (38K VPD) and 4-Mi to Downtown
- Attractive Demographics with an Annual Household Income of ±\$103,785 and Population of ±139,365 (5-Mile)
- Neighboring Retailers: Target, McDonald's, Hy-Vee, Sam's Club, Walgreens, Starbucks, Jimmy John's, Moe's Southwest Grill, Panera

Tri Elite Holdings LLC

1043 Fordtown Road, Kingsport TN 37663

Kingsport, TN 37663

Office: 4236300130

Russell Emerson Taylor

Russell Taylor

Executive Vice President

Mobile: 4239561292

russell@trieliteholdingsllc.com

RETAIL PROPERTY FOR LEASE

1350 BLAIRS FERRY RD NE
CEDAR RAPIDS, IA 52402

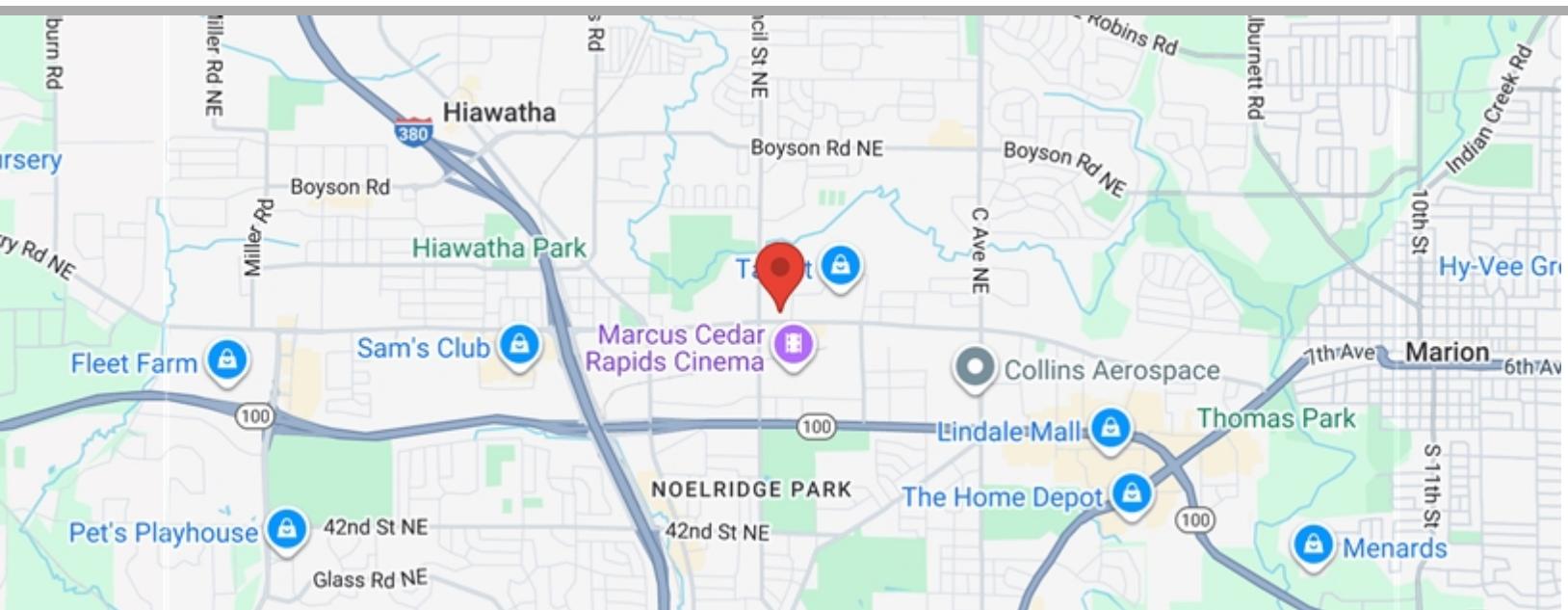
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#1350 Blairs Ferry Rd, Cedar Rapid IA	Commercial	\$120000.00 Annual	NNN	50,750 SF	10 Yrs

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,024	56,849	120,237
2010 Population	7,903	61,556	127,247
2025 Population	8,868	65,797	139,365
2030 Population	9,145	66,442	140,662
2025-2030 Growth Rate	0.62 %	0.2 %	0.19 %
2025 Daytime Population	10,633	78,716	151,693

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	252	1,759	3,699
\$15000-24999	351	1,598	3,004
\$25000-34999	484	2,287	4,518
\$35000-49999	618	3,427	7,276
\$50000-74999	797	5,904	11,056
\$75000-99999	673	3,896	7,871
\$100000-149999	644	4,925	9,940
\$150000-199999	160	2,864	5,950
\$200000 or greater	181	2,335	5,523
Median HH Income	\$ 61,836	\$ 72,680	\$ 74,635
Average HH Income	\$ 78,971	\$ 99,324	\$ 103,785

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,033	24,010	48,656
2010 Total Households	3,567	26,414	52,336
2025 Total Households	4,161	28,995	58,837
2030 Total Households	4,347	29,531	59,902
2025 Average Household Size	2.11	2.24	2.31
2025 Owner Occupied Housing	1,778	19,321	40,980
2030 Owner Occupied Housing	1,927	20,014	42,229
2025 Renter Occupied Housing	2,383	9,674	17,857
2030 Renter Occupied Housing	2,419	9,518	17,673
2025 Vacant Housing	317	2,111	4,445
2025 Total Housing	4,478	31,106	63,282

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Conceptual image - Existing structure to be removed - Verify



**Conceptual image -
Existing structure to be
removed - Verify details
with owner**

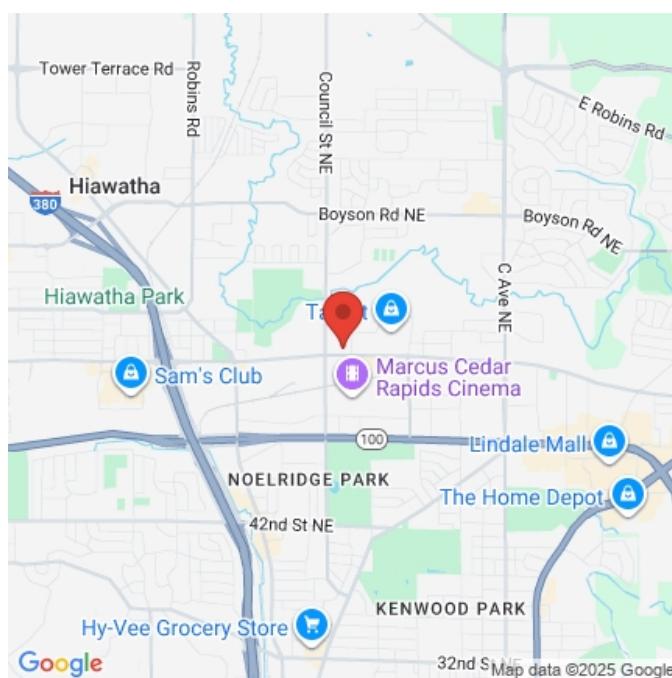
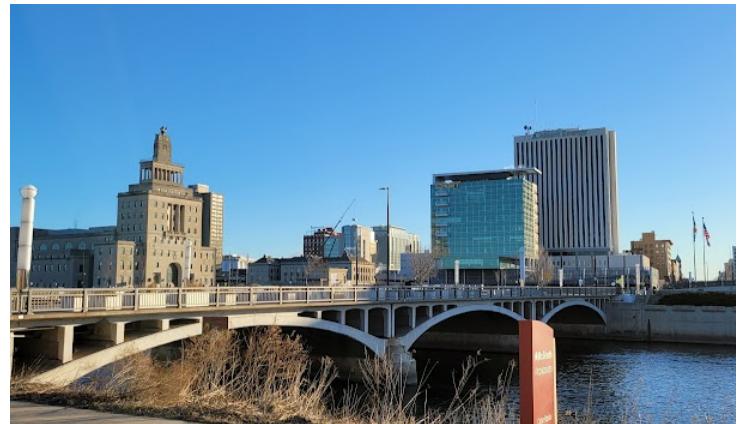


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ABOUT CEDAR RAPIDS

Cedar Rapids is a city in Linn County, Iowa, United States, and its county seat. The population was 137,710 at the 2020 census, making it the second-most populous city in Iowa. The city lies on both banks of the Cedar River, 20 miles (32 km) north of Iowa City and 128 miles (206 km) northeast of Des Moines, the state's capital.



CITY OF CEDAR RAPIDS

County Linn

AREA

City Cedar Rapids

POPULATION

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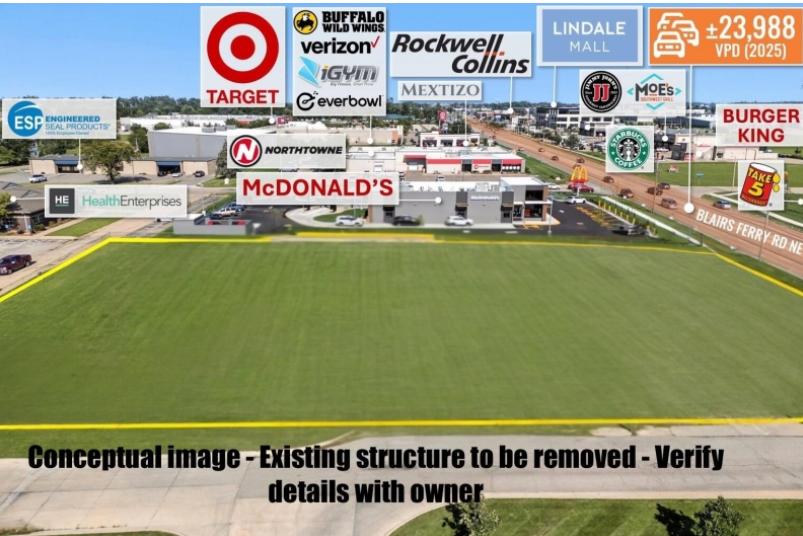
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